



Department of
Toxic Substances
Control

*The Mission of
the Department of
Toxic Substances
Control is to
provide the highest
level of safety, and
to protect public
health and the
environment from
toxic harm.*



State of California



California
Environmental
Protection Agency

Fact Sheet, March 2008

Draft Removal Action Workplan for the Tracy Railyard Available For Review and Comment

A draft plan to remove soil contaminated with lead, arsenic, and total petroleum hydrocarbons at the former Tracy Railyard's Operable Units 3 and 4 is available for public review and comment. The comment period begins on March 3, 2008 and ends April 3, 2008. The draft plan, called a Removal Action Workplan, or RAW, was submitted by Union Pacific Railroad Company (UPRR) to propose soil excavation and placement of land use controls as the cleanup remedy for the approximately 4.5 acre portion of the site. The site is located at 780 East 6th Street, Tracy, California.

In addition to a public comment period, a public meeting to answer questions and accept comments on the draft RAW will be held on March 18, 2008 from 6:00 to 8:00 p.m. at the Tracy Branch Library, 20 East Eaton Avenue, Tracy, California 95376.

Why Cleanup Is Necessary

There is no immediate health risk because the public is not exposed to the contaminated soil. However, redevelopment activities may disturb contaminated soil and exposure to elevated levels of lead, arsenic, and total petroleum hydrocarbons can cause adverse health effects. To accommodate proposed commercial and industrial land uses, DTSC recommends that UPRR prepare a draft RAW to remove and dispose of contaminated soil to protect the future occupants of the property. DTSC will oversee the removal action and ensure that it is performed in a manner that does not harm people or the environment.

PUBLIC COMMENT PERIOD

March 3, 2008 to April 3, 2008

Comment should be sent no later than April 3, 2008 to:

Fernando Amador
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, California 95826
e-mail: famador@dtsc.ca.gov

PUBLIC MEETING

A public meeting to answer questions and accept comments is being held on March 18, 2008 from 6:00-8:00 PM at:

Tracy Branch Library
20 East Eaton Avenue
Tracy, California 95376
(209) 937-8221

Questions regarding Public Involvement should be directed to Ms. Heidi Nelson, Public Participation Specialist, at (916) 255-3575 or toll free at (866) 495-6651. If you need special accommodations at the public meeting, please contact Ms. Nelson.

The Tracy Railyard site was previously used as a Southern Pacific Transportation Company maintenance facility, which was decommissioned in the 1940s. It was later used as a rail welding facility. All operations ceased and a majority of the structures and railroad tracks were removed in the 1980s. Southern Pacific was acquired by Union Pacific in 1996. The site is currently vacant.

The Tracy Railyard site is divided into five operable units (OU). The draft RAW that is available for review addresses OU-3 and OU-4. Operable Unit 3 consists of approximately 1.5 acres at the southwestern corner of the Tracy site. The only known improvements to OU-3 are the removal of railroad tracks. OU-4 consists of a triangular parcel of approximately 3 acres. Just like OU-3, the only known improvements are the removal of railroad tracks.

The remainder of the Tracy Railyard site will be addressed under a separate RAW or remedial decision document. OU-3 and OU-4 were expedited and addressed separately from the other OUs to accommodate the City of Tracy's planned multimodal station development.

Environmental Investigations

Between 1998 and 2006, several soil investigation activities were conducted at the site. Soil samples, taken from various depths, were analyzed for volatile organic carbons (VOCs), semivolatile organic compounds (SVOCs), petroleum hydrocarbons, and heavy metals.

Based on the results of these investigations, the chemicals of concern (COCs) in soil at OU-3 and OU-4 are lead, arsenic, and petroleum hydrocarbons (diesel, motor oil). The highest concentrations were found in the surface samples.

Proposed Cleanup Options

The following two cleanup options were considered for this site:

Alternative 1 – No Further Action

Alternative 2 –Excavation and Land Use Controls

Based on careful analysis of the options, excavation, and land use control is recommended to cleanup the site because it protects human health and the environment, and has a reasonable cost. If Alternative 2 is selected, the contaminated soil will be excavated using conventional equipment

such as excavators, backhoes, loaders, or other types of earth moving equipment. The soil will be temporarily stockpiled on-site and sampled to measure contaminant concentrations in the soil. Excavated soil will either be temporarily stockpiled at the adjacent OU-1 or OU-2 of the Tracy Railyard site, or loaded directly onto trucks and taken off-site to be disposed of at a licensed facility. After the contaminated soil is removed, samples will be taken to confirm that the excavation is complete.

Safety & Dust Control During Cleanup

The following actions will be implemented during this process to ensure public safety and minimize dust:

- Installing temporary fencing for security control
- Driving all vehicles at slow speeds while on the property
- Spraying of work areas with clean water to control dust
- Securing trucks with covers before they leave the site
- Inspecting and decontaminating equipment and vehicles, including haul trucks, prior to leaving exclusion zone.
- Monitoring the air at the site to ensure the amount of dust stays at safe levels
- Implementing traffic controls to minimize impacts on adjacent public streets

Proposed Transportation Route for Trucks

About 6,500 cubic yards of contaminated soil will be removed from OU-3 and OU4. Approximately 700 cubic yards will be hauled offsite to an appropriate landfill. The remaining soil may either be temporarily stockpiled on OU1 and OU2 or loaded directly onto trucks for disposal. Trucks (about 580 truckloads) will transport nonhazardous soils to the landfill. Trucks will exit the site north via Central Avenue, west on Sixth Street, north on North Tracy Boulevard, and west on Eleventh Street (or other major city streets) to the on ramp to Interstate 205. Trucks would not be allowed on residential streets. The soil will be taken to a state licensed and approved disposal and/or treatment facility. This work is limited to the hours between 7:00 AM and 4:30 PM daily.

The cleanup process is expected to take about 25 working days.

California Environmental Quality Act

In compliance with the California Environmental Quality Act (CEQA), DTSC has prepared a draft Notice of Exemption (NOE) for this project. The NOE states that the proposed cleanup will not have a significant negative effect on human health and the environment because of short duration, the controlled way in which the contaminated soils will be dug out, loaded onto trucks and taken away either to an approved/permitted facility for lawful disposal, or to UPRR's other Operable Units which will be addressed later in a different remedial decision document.

Next Steps

At the close of the Public Comment Period, DTSC will review and consider any public comments and make any necessary revisions to the draft RAW prior to final approval. Also, a Response to Comments document will be provided to everyone who makes a comment and provides their name and address. The soil removal is expected to take place in April 2008. After the cleanup process is completed, UPRR will conduct soil testing to confirm cleanup goals have been reached and submit a Removal Action Completion Report to the DTSC for review and approval.

Where to Find the Documents

The Draft RAW and other related documents for OU-3 and OU-4 of the Former Tracy Railyard are available for review at the following locations:

Tracy Branch Library
20 E. Eaton Avenue
Tracy, CA 95376
Phone: (209) 937-8221

Department of Toxic Substances Control
Regional Records Office
8800 Cal Center Dr.
Sacramento, CA 95826
Contact: (916) 255-3779
Hours: 8 a.m. – 5 p.m. Monday – Friday

Site documents are also available at www.envirostor.dtsc.ca.gov/public/, under the project

name Tracy Railyard, for your review. A computer is available in the DTSC file room for your use.

Who to Contact for Information

If you have any questions about the project or cleanup activities, please contact:

Fernando Amador, Chief
Responsible Party Unit
(916) 255-3737
famador@dtsc.ca.gov

Heidi Nelson
DTSC Public Participation
(916) 255-3575 or
(866) 495-6651
hnelson@dtsc.ca.gov

Media Inquiries:
Jeannie Garcia
DTSC Public Information Officer
(818) 717-6573
jgarcia1@dtsc.ca.gov

Si desea información en español, comuníquese con Jesus Cruz al (916) 255-3315 o número gratis 1-866-495-5651

Notice to Hearing-Impaired Individuals

You can obtain additional information about the site by using the California State Relay Service at 1 (888) 877-5378 (TDD). Ask them to contact Fernando Amador at (916) 255-3737 regarding the Tracy Railyard project.

COMMENT FORM AND MAILING COUPON FOR THE TRACY RAILYARD CLEANUP PROJECT

You may use this sheet to:

- send us your comments
- be added to or taken off the mailing list

If you use this form to send us your comments, please include your name and address.

All written comments must be postmarked no later than April 3, 2008. Please send this form to:

Fernando Amador, Chief
Responsible Party Unit
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, CA 95826

You may also email this same information to: (e-mail address)

☐ Please take me off the mailing list

☐ Please add me to the mailing list

Name: _____

Address: _____

Affiliation (if any): _____

Phone number (optional) _____

Comments:
